

70. This Instrument Prepared By + return to: Lincoln Hodges, Attorney, 2294 Germantown Rd. S., Germantown, TN 38138; 901-754-6440, MS Bar # 2492

Return to:

WARRANTY DEED

GRANTORS: Joe K. Stewart, et al
4130 Douglas Dr.
Olive Branch, MS 38654
Phone: 662-895-3860

GRANTEE: James & Joyce Watson
5130 Wedgewood Dr.
Olive Branch, MS 38654
Phone: 662-890-3707

THIS INDENTURE, made and entered into this 30th day of August 2011, by and between Joe K. Stewart, Lawrence Kelley Stewart, Sr., Mary Rose Hendrix and Melanye Yvonne Jarnagin, GRANTORS and James Watson and wife, Joyce Watson, as joint tenants by the entirety with full rights of survivorship and not as tenants in common, GRANTEES herein.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors have bargained and sold and does hereby bargain and sell, convey and confirm unto the said Grantees, the following described real estate, situated and being in the County of Desoto, State of Mississippi:

Lot 104, Section B, Wedgewood Subdivision, situated in Section 36, Township 1 South, Range 7 West, Desoto County, Mississippi, according to map or plat thereof which is on file and of record in the office of the Chancery Clerk of Desoto County, State of Mississippi, in Plat Book 34, Pages 23-25, reference is hereby made for a more particular description.

Being the same property conveyed to Brenda Jo Stewart by Warranty Deed of record at Book 253, Page 336 in the office of Chancery Clerk of Desoto County, Mississippi. Brenda Jo Stewart died on March 28, 2008 devising all of her interest to Joe K. Stewart and Mary F. Stewart, jointly, in her Last Will and Testament admitted to Probate in the Chancery Court of Desoto County, Mississippi under Cause No. 08-09-2034; Mary F. Stewart subsequently died October 30, 2008, survived by her husband, Joe K. Stewart, and her natural children, namely Lawrence Kelley Stewart, Sr., Mary Rose Hendrix, and Melanye Yvonne Jarnagin, same being her sole heirs at law as evidenced by the Affidavits of Heirship of Betty Sue White and Donna Sue Christian. Reference is hereby made to Affidavits of Heirship being recorded simultaneously herewith in said Chancery Clerk's Office.

The grantors herein of the first part herein further warrant and covenant that the above described property has never been the principal residence of the said grantors or their spouses, if any.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantees, his heirs, successors and assigns in fee simple forever.

The said Grantors do hereby covenant with the said Grantees that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements of record as shown in Plat Book 34, Page 23-25; Declaration of Covenants, Conditions and Restrictions of Wedgewood Subdivision in Book 218, Page 533, amended in Book 235, Page 620; Restated and Amended Declaration of Covenants, Conditions and Restrictions of Wedgewood Subdivision in Book 256, Page 725, amended in Book 597, Page 295; Assignment and Termination of Rights in Book 463, Page 4 and Book 464, Page 604; Resolution of HOA in Book 518, Page 24; any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property; and taxes and assessments for the current year and subsequent years, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors the day and year first above written.

Joe K. Stewart
Joe K. Stewart

Lawrence Kelley Stewart, Sr.
Lawrence Kelley Stewart, Sr.

Mary Rose Hendrix
Mary Rose Hendrix

Melanye Yvonne Jarnagin
Melanye Yvonne Jarnagin

STATE OF MS
COUNTY OF Desoto

Before me, the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared **Joe K. Stewart, Lawrence Kelley Stewart, Sr., Mary Rose Hendrix and Melanye Yvonne Jarnagin**, to me known, (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of August 2011.

My Commission Expires: 6/21/15

Elizabeth A. Meyer
Notary Public

